

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JULY 11, 2016**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	Vice-Chair
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Absent William Tice Member

Also in attendance at this meeting was Chad Smith of SESI, and other individuals from the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from June 13, 2016 are ready for action from the Commission.

MOTION was made and seconded to approve the June 13, 2016 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

There were no public comments tonight.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) Michael Hursh Final Land Dev Plan

Location/Zoned: 1950 N 7th St/ AG

Date Submitted: 3/14/16

This plan has been before the Commission in previous months. It shows construction of poultry barns with the access to the barns coming off Kercher Avenue. The stormwater inlet located on Kercher Avenue had been reviewed by the Roadmaster and Mr. Hursh. A Best Management Practice Operation & Maintenance Agreement is a part of the stormwater process for this plan. Mgr Grumbine explained this is an agreement that we will be seeing in the future as these plans are being processed. Sol Wolf and County Planning has reviewed the agreement and made some suggestions for revisions. The agreement in front of the Commission is the result of their review. Lebanon County Planning Dept has provided a letter dated 7/08/16 for recommendation of approval for the Hursh Plan.

MOTION was made and seconded to recommend approval of the Michael Hursh Final Land Development Plan. Motion unanimously carried.

B.) LVEDC/ Lebanon Valley Cold Storage Preliminary/Final Subd/Land Dev Plan

Location/ Zoned: Lots #5 & 6 Lebanon Rails Business Park Date Submitted: 4/15/2016

This plan subdivides Lot #5 and Lot #6 from the LVEDC property. The plan also proposes further development on Lot #5 for LC Cold Storage. Chad Smith of SESI reviewed the particulars shown for Lot #5. Phase I shows a 100,000 sq ft cold storage warehouse with loading docks, employee parking area and on the east side a total of 88 guest parking spaces. All facilities and improvements are shown on Phase I of this plan including stormwater improvements for the entire area. The idea is to get all the land improvements approved and in place in Phase I. For Phase II of the project all that would be needed are the building permits and requirements which had been approved in the plan submission. Submission of a Land Development Plan will not be required for Phase II of the project. Discussion was held about the size of this lot and the proposed buildings. The property covers approximately 23 acres.

Lot #6 is to remain lands of LVEDC and does not have any development proposed at this time. Chad stated that the Conservation District has provided a letter of recommendation as well as Lebanon County Planning Dept. He suggested a recommendation from the Commission to take to the Supervisors for Monday night's meeting.

MOTION was made and seconded to recommend approval for the Lebanon Valley Cold Storage Subd/Land Dev Plan, Lot #5 of the Lebanon Rails Park. Motion unanimously carried.

PLANS ON HOLD WITH LCPD**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park Date Submitted: 5/13/13

Chad Smith, of SESI, told the Commission the delay for this plan had been a rail spur discussion that has been going on for at least a year now. It appears the plan will be moving forward without the rail spur agreement as Valspar and Always Bagels could not reach an agreement. He is hopeful this plan will be on the table for recommendation next month.

RECEIVING NEW PLANS

There are no new plans to be received tonight.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) ASA Request Received – Paul N. Horst; Parcel located on State Rte 72 N**

This is informational for the members to be aware the Ag Security application for Paul N. Horst is being scheduled for the Board of Supervisors meeting on Monday, 7/18th @ 7:15pm.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary